



## 1 Mallard Close, Chipping Sodbury, Bristol

- Semi Detached House
  - Lounge
  - Modern Fitted Kitchen
- Double Glazed Gas Central Heating
- Gardens to Front, Side & Rear
- 3 Bedrooms
- Dining Area
- Modern White Bathroom
- Garage & Parking

**£300,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Double glazed door into

### Lounge

15' x 13'5"

Two double glazed windows to the front, stairs to first floor with cupboard under, radiator, TV point, electric fire, archway into

### Dining Area

9'3" x 8'10"

Double glazed window to the rear, radiator.

### Kitchen

9'3" x 8'9"

Double glazed window to the rear and side, double glazed door to the rear, range of wall, drawer and base units with work surface over, sink unit with mixer tap over, part tiled walls, built in electric oven, microwave and hob with extractor hood over, wine cooler, fridge/freezer, plumbing for washing machine.

### First Floor Landing

Double glazed window to the side, access to part boarded loft space with ladder, doors into

### Bedroom One

12'3" x 8'8" to wardrobe

Double glazed window to the front, two built in mirrored wardrobes, radiator.

### Bedroom Two

11'10" x 9'5" max

Double glazed window to the rear, built in cupboard housing gas boiler, radiator.

### Bedroom Three

8'1" x 7'8" max

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the rear, white suite comprising P-shaped panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, ceiling spotlights.

### Outside

The enclosed gated front garden is laid to lawn with mature tree, stone edges with pathway leading to the front door.

The walled enclosed rear garden is mainly laid to lawn with patio area, gated access leading to rear and further patio side garden with outside tap, gated access leading to the front of the property.

### Garage

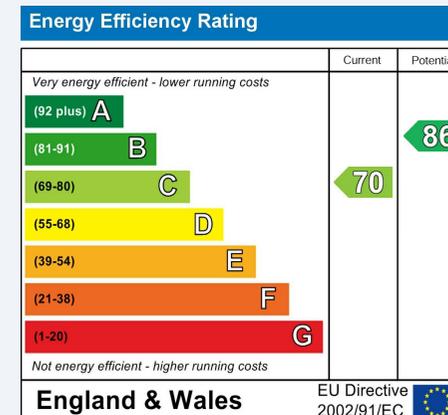
There is a single garage with up and over door, light and power with hard standing parking to the front.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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